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1 Oakwell Vale, Barnsley, S71 1DU

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Asking Price £210,000

This delightful four-bedroom house presents an excellent opportunity for families and professionals alike. The property boasts a modern and stylish decor, ensuring a welcoming atmosphere from the moment you step inside.

The spacious reception room provides a perfect setting for relaxation and entertaining, while the well-appointed kitchen is ideal for culinary enthusiasts. With four generously sized bedrooms, including an en suite, this home offers ample space for everyone. The additional family bathroom and convenient downstairs bathroom enhance the practicality of the layout, catering to the needs of a busy household.

Outside, the property features driveway parking, providing ease and convenience for residents and guests. The location is particularly appealing, situated in a great area near the town centre, which offers a variety of shops, restaurants, and local amenities, all within easy reach.

In summary, this house in Oakwell Vale is not only in good condition but also offers modern living in a vibrant community. It is an ideal choice for those seeking a comfortable and stylish home in Barnsley.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155
barnsley@hunters.com | www.hunters.com



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Porch

Lounge
13'11" x 12'4"

This generously sized lounge offers a comfortable and versatile living space, ideal for relaxing or entertaining. Featuring warm laminate wood flooring and a large window that floods the room with natural light, the space feels bright and airy throughout the day. Its neutral décor and open layout provide a perfect canvas for a variety of interior styles, making it easy to personalize and feel at home.

Kitchen
15'7" x 9'4"

This modern kitchen is thoughtfully designed with both style and practicality in mind. It features elegant wood-effect laminate flooring and crisp white cabinetry, creating a bright and welcoming atmosphere. The layout includes ample counter top space, perfect for meal preparation and everyday use, while the electric hob, extractor fan, and integrated oven offer convenience and functionality. A window positioned above the sink provides natural light and a pleasant outlook, and a door leads directly to the patio and garden, ideal for indoor-outdoor living. With room to accommodate a dining table, this kitchen is perfectly suited for both casual family meals and entertaining guests.

Downstairs w/c

This well-presented downstairs bathroom offers a sleek and practical space, featuring a toilet and washbasin with a striking black and white tile backslash. The modern design includes durable laminate flooring and a window above the toilet, allowing for natural ventilation and light. A wall-mounted mirrored storage cabinet above the sink adds both functionality and a contemporary touch, making this cloakroom a convenient and attractive addition to the home.

Bedroom one
8'2" x 12'9"

This generously sized, carpeted double bedroom offers a comfortable and versatile living space. A large window fills the room with natural light, creating a bright and welcoming atmosphere. With ample space for a double bed and additional storage, this room is ideal for use as a main or guest bedroom, combining practicality with a relaxing ambiance.

Bedroom two
8'10" x 8'2"
This well-sized single bedroom offers a comfortable and versatile layout, ideal for a child, guest, or home office. Carpeted throughout and filled with natural light from a well-positioned window, the room provides ample space for a single bed, desk, and storage. A practical and inviting space to suit a range of needs.

Bedroom three
6'1" x 7'6"
This cosy, carpeted bedroom offers a well-lit and practical space, ideal for use as a child’s room, guest room, or home office. It features a window that allows in natural light and ventilation, with enough room to accommodate a single bed and essential storage. Compact yet functional, this bedroom makes efficient use of space without compromising on comfort.

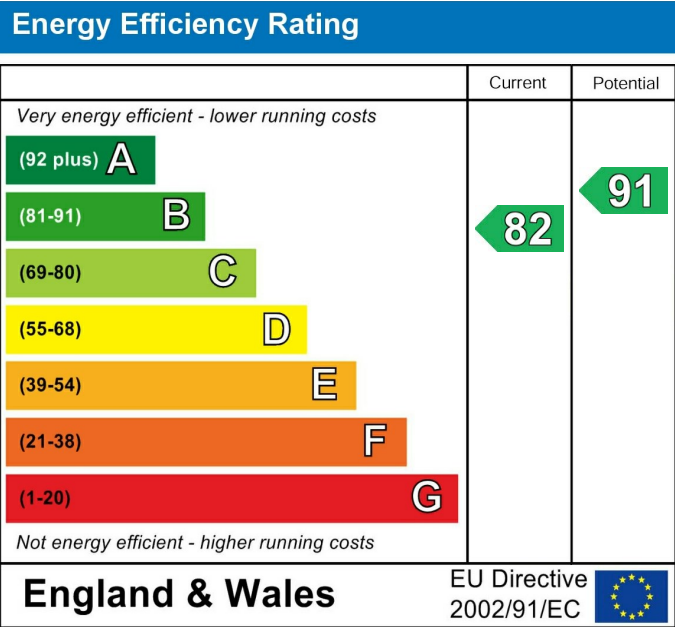
Bathroom
5'11" x 8'7"
This well-appointed main bathroom combines style and practicality, featuring a full-size bath with an overhead shower, a washbasin, and a toilet. The walls are fully tiled for a clean, contemporary look, while the durable laminate flooring adds a touch of warmth and easy maintenance. Designed for comfort and functionality, this bathroom is ideal for everyday family use.

Bedroom four
19'1" x 12'1"
Occupying the entire top floor, this generously proportioned bedroom offers a peaceful and private retreat. The room is fully carpeted for comfort and enhanced by modern spotlights that create a bright, contemporary feel. There's ample space for a double bed, wardrobes, and additional storage, making it both stylish and functional. The added benefit of a private en suite enhances convenience, making this an ideal principal bedroom or luxurious guest suite.

En suite
This spacious en suite offers a modern and well-designed layout, featuring a standing shower, toilet, and washbasin with a striking grey marble-effect tiled backsplash. The room is finished with sleek tiled flooring and includes a radiator for added comfort. Thoughtfully proportioned, it provides both

functionality and style, making it a perfect complement to the top-floor bedroom.

Garden
This charming, low-maintenance garden offers a private outdoor retreat, fully enclosed with fencing for added seclusion and security. Accessible directly from the kitchen via patio doors, the space features a practical patio area ideal for outdoor dining or relaxing. Steps lead up to a neatly kept lawn, providing a pleasant green space perfect for children, pets, or potted plants. Compact yet functional, the garden is well-suited to modern living and outdoor enjoyment.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

